

Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

ROBERT B. THOMSON, Clerk
Log Hill Road
CARLISLE, MASS.

MINUTES OF MEETING 8-10-70
8:15 P.M. SELECTMEN'S OFFICE

Present: Chairman Herndon, Macone, Evans, Spaulding, Clerk Thomson.

1. Reviewed potential Post Office sites and plans related thereto. Heard Mr. Fox was present and he advised the Board on a study he had made. Mr. Fox was requested by the Board to make a more detailed review of a specific site suggested, including property lot lines.
2. The Benjamin Report will probably be ready by late August.
3. The Board reviewed proposed rules changes. This will be a continuing discussion at later meetings.

Adjournement at 10:15 P.M.

Robert B. Thomson, Clerk

D. 11/10/70

8/10/70

Herndon
Eaton
Macrone
Spaulding
Thomson

① 8:15 P.M.

Don Fox - P.O. plan
- site plans review - 5 app. areas.

② Benj. Report - late Aug report

~~3000~~
~~20~~
~~60,000~~

③ Rules Changes

(a) yes 2'

Sight lines?

(b)(c)

in regulation pg 7 P 7? / 800
under approval by local etc.

~~375~~
~~12~~
~~750~~
~~375~~
~~1800~~
~~4500~~
~~3~~

(g) all underground utilities
on final eng plan - before bond released - final
(h) copies to town

(c) sidewalks - OK in principle - talk w/ Perry

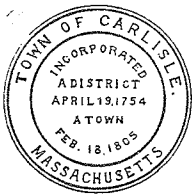
(d) no: 4E is enough

(e) fence - study (C.E.) specs, location,

(f) Walter Wilson? (Joe Macrone to review)

(h) ~~same as~~ Andover plan (T.H.) - check their regs.

(i) later



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Office of PLANNING BOARD

1970

AGENDA FOR PLANNING BOARD MEETING OF 8-10 AT SELECTMEN'S OFFICE 8PM

BY ORDER OF CHAIRMAN HERNDON

1. Town Center traffic and by-pass study by Allan Benjamin - update.
2. Proposed ; changes to Rules and Regulations of P.B. dtd 1969:

OK (a) ✓ Sect 3,B,2,o - ~~should~~ contours be 2' instead of 10'?

OK (b) ✓ Sect 3,B,2,k - "legends" = plan for pork chop lots per new law
WIDTH, SETBACK, WHICH SIDE

TEN. OK (c) Sect 3,B,2,d - provision for sidewalks? shown dotted lined
as reserved for that use even though not required now? *Forley*

NO (d) ✓ Sect 3,B,2,f - include statement "and important or ancient
trees".?

ENOUGH Sect 4,E - already says to save large trees..... no need to
change this wording.

NO PASS (e) Should trees be required where there are none? *Joe check*

NO (f) ✓ Type of fire-alarm wiring required? Provision for in subs? *Joe check*

YES (g) **ALL UTILITIES** **FINAL SUPPLEMENTARY**
Underground **wiring** to be put on **plans?** **BEFORE RELEASE OF LAND**

7.7 (h) If a bad lot (unbuildable) exists in a sub., shall we put
it in with adjacent lots on either side to get it off the map?
LANDOVER FI

NO (i) Sect 3,B,3 - Add sentence "disapproval by Board of Health
shall mean disapproval by Planning Board for those lds sited".?

7.7 (j) Street lights required on plans? at all? developers put in?
we define type of posts and lights?

NO (k) Berm or curb required when over 3% grade.....Sect 4,A, or 5,C,3.

Note: already in Sect 4,A,3,d.....

OK (l) ✓ Legend required on plan "changes may be made based upon field
conditions" - pertaining to plan of slope drainage, based on
water table coming out of banks, etc., in cuts,...per instructor
of P.B. engineer.

**IN
REC.**

2. continued - rules changes:

IN BYLAWS

(m) Special rules relating to dead end streets.

NO (n) Shall Board have right to lower to 40' the right-of-way when the rules require a 50' right-of-way on Through Streets? Should this be an option for the Board on future sub plans?

NO (o) More warnings on plans regarding Board of Health Specs, Permits, etc., and all other rules and regs of Carlisle?

PASS (p) Drainage onto abutting land of subdivision, or onto land adjacent to land of sub; - what legal problems arise? Town responsible? Drainage easements required? Hold town free of liability for damage by water somehow?

NO (q) Board of Assessors would like a 200 ft per " map scale as a supplant to sub-div plans. Shall we require same?

NO (r) Pork chop rules changed to prevent:

PASS (s) SPARE LOT LINES (EX. STREET) EVERY 100 FEET.

? T SITES LINES? ask perley

? U CUT SIDE SLOPES BACK FURTHER? perley
50' ROW.

3. "Site Plan Approval" concept discussed as applied to Carlisle.

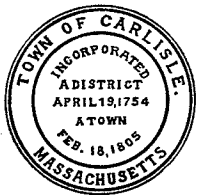
4. Subdivision status reports.

5. Other business.

Howard Fleck
Adjournment.

R. B. Thomson, Clerk

perley about



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Not in plan (l) *✓* Legend required on plan "changes may be made based upon field conditions" - pertaining to plan of slope drainage, based on water table coming out of banks, etc., in cuts,...per instruction of P.B. engineer.